

CITY OF LAREDO
 Laredo, Texas
 Regular City Council Meeting
 2400 San Bernardo Avenue
 Civic Center Conference Rooms 1 & 2
 6:00 P. M.

AGENDA NO: 87-R-05 Minutes DATE: February 17, 1987

IN ATTENDANCE:

- ALDO TATANGELO, MAYOR (Arrived at 7:00 P.M.)
- SANTOS BENAVIDES, COUNCILMEMBER, DISTRICT I
- JACINTO P. JUAREZ, " , " II
- SAUL N. RAMIREZ, JR., " , " III
- MARGARITO BENAVIDES, JR., " , " IV (Arrived at 6:15 P.M.)
- ENRIQUE "HENRY" TREVINO, " , " V
- DAVID R. CORTEZ, " , " VI
- JOSE A. VALDEZ, " , " VII
- JOHN PETER MONTALVO, " , " VIII
- HORTENCIA C. GONZALEZ, CITY SECRETARY
- MARVIN TOWNSEND, CITY MANAGER
- ANTHONY McGETTRICK, CITY ATTORNEY

I. MAYOR TO CALL THE MEETING TO ORDER.

(024.1) With a quorum present, Mayor Pro-Tem Cortez opened the meeting due to the delay of Mayor Aldo Tatangelo.

II. APPROVAL OF THE MINUTES:

Regular City Council Meeting: February 2, 1987

(056.1) Motion to approve: Ramirez, Jr.

Second: S. Benavides

For: 6 Against: 0 Abstain: 0

III. COMMUNICATIONS

City Secretary Hortencia C. Gonzalez requested City Council for observance of minute of silence in memory of Mr. Alfredo R. Lopez who passed away on February 11, 1987 and who served as Assistant City Secretary prior to his retirement.

(060.1) Motion to observe minute of silence in Mr. Lopez's memory and

that a letter of condolences be sent to the family: Valdez

Second: Trevino

For: 6 Against: 0 Abstain: 0

Motion to suspend rules in order to allow Cigarroa High School students to address City Council regarding traffic situation at Zapata Hwy. and Zacatecas: S. Benavides
 Second: Ramirez, Jr.
 For: 6 Against: 0 Abstain: 0

Miss Cynthia Carreon read a petition from parents and students regarding dangerous situation. Councilman S. Benavides requested that such petition be sent to all legislators representing this area for remedy.

(284.1) City Secretary Hortencia C. Gonzalez informed of invitation extended to City Council by the City of Zapata authorities to the Zapata County Fair on March 14, 1987.

(303.1) Mayor Pro-Tem Cortez also voiced concern and informed City Council of pocket knives being given as prizes by the Carnival that is presently operating during festivities.

THE FOLLOWING ARE PROCEEDINGS OF THE REGULAR CITY COUNCIL MEETING HELD ON FEBRUARY 23, 1987 AT 6:00 P.M. AND WHICH WAS RECESSED FROM FEBRUARY 17, 1987.

IN ATTENDANCE:

- ALDO TATANGELO, MAYOR (Arrived at 6:30 P.M.)
- JACINTO P. JUAREZ, COUNCILMEMBER, DISTRICT II
- SAUL N. RAMIREZ, JR., " , " III
- MARGARITO BENAVIDES, JR., " , " IV
- ENRIQUE "HENRY" TREVINO, " , " V
- DAVID R. CORTEZ, " , " VI
- JOSE A. VALDEZ, " , " VII (Arrived at 6:15 P.M.)
- HORTENCIA C. GONZALEZ, CITY SECRETARY
- MARVIN TOWNSEND, CITY MANAGER (Arrived at 7:00 P.M.)
- FLORENCIO PENA, ASSISTANT CITY MANAGER
- DEBORAH HIBBARD, ASSISTANT CITY ATTORNEY

ABSENCES:

- SANTOS BENAVIDES, COUNCILMEMBER, DISTRICT I
- JOHN PETER MONTALVO, " , " VIII

(046.1) Mayor Pro-Tem Cortez gave report on beautification and regarding 2/23/87 Public Works Department involvement. Flat bed trucks are being used for brush pick up.
 Assistant City Manager Florencio Pena stated that new equipment is being acquired in April. He further stated that 4 additional truck drivers will be hired, plus the purchase of 2 brush pick ups and 2 state bed trucks, so that the frequency of pick ups be improved.

(326.1) Motion to excuse Councilman Montalvo from the meeting: Valdez
 2/23/87 Second: Ramirez, Jr.
 For: 5 Against: 0 Abstain: 0

(333.1) Motion to excuse Councilman S. Benavides from the meet-
 2/23/87 ing: Juarez
 Second: M. Benavides
 For: 5 Against: 0 Abstain: 0

Motion to open the Public Hearing: Ramirez, Jr.
 Second: S. Benavides
 For: 7 Against: 0 Abstain: 0

IV. PUBLIC HEARING(S)

A. On the request of Mr. Rodolfo Lerma, Jr. to rezone the south 46.3' of Lot 8 and south 23.15' of west 1/3 of Lot 7 Blk. 505, Eastern Division from R-3 (Mixed Residential District) to B-1 (Limited Business District). The property is located at 302 E. Taylor. There are a number of established businesses in a non-conforming status near the subject lot. This property is 4,232 sq. ft. which is less than the 6,000 sq. ft. minimum required for business zones. As of 2/12/87, there were no objections to the proposed change. A petition with 10 signatures in favor of the change was presented to the Planning & Zoning Commission at their meeting on 2/10/87. At that meeting, the Commission by a vote of 6 to 1 recommended approval of the change from R-3 to B-1.

AN ORDINANCE
 AMENDING THE ZONING MAP OF THE
 CITY ZONING ORDINANCE OF THE CITY
 OF LAREDO BY CHANGING FROM R-3
 (MIXED RESIDENTIAL DISTRICT) TO
 B-1 (LIMITED BUSINESS DISTRICT)
 THE FOLLOWING DESCRIBED PROPERTY
 LOCATION: BLK. 505 ED, THE SOUTH
 46.3' OF LOT 8 AND SOUTH 23.15' OF
 WEST 1/3 OF LOT 7.

Motion to concur with Planning & Zoning Commission re-
 commendation to approve: Trevino
 Second: S. Benavides
 For: 7 Against: 0 Abstain: 0

(488.1) B. On the request of Swirl, Inc. to rezone property at 2602 Bartlett Street, Blk. 1230, Eastern Division, Lots 6 & 7 from R-3 (Mixed Residential District) to B-1 (Limited

Business District). The location has been used for a non-conforming gasoline station and car wash for many years. Recently, a used-auto sales activity began at this location without proper zoning. As of 2/12/87, there was one written objection and one letter in favor of the zone change. At the Planning & Zoning Commission meeting of 2/10/87, one neighborhood resident spoke in favor of the proposed zoning change and several individuals spoke against the change. The Commission unanimously recommended denial.

Mr. Carlos Garza, Chale Garza Auto Sales, spoke in his own behalf.

Citizens speaking against the zone change are as follows: Dr. Ezequiel Salinas spoke of encroachment on residential character of neighborhood, and asks that property revert to original R-3 zone, as ordinance stipulates.

Mr. Robert Levy, Mr. Alfonso Valls, as well as Dr. Beatriz Cantu spoke in favor of retaining as residential area.

(At this time, Mayor Pro-Tem Cortez excused himself from the meeting, due to a prior commitment. Councilman Saul N. Ramirez, Jr. CHAIRED).

Mr. Frank Alderete, Mr. Fernando Zuniga, and Mr. Gerry Unzeitig spoke in support of neighbors opposing the zone change.

Motion to concur with Planning & Zoning Commission recommendation for denial: Juarez

Second: Valdez

For: 6 Against: 0 Abstain: 0

(924.1) C. On the request of the City Council to rezone Blk. 06 and Blk. 651, Western Division, Lots 5, 6 and parts of 7, 8, 4 and 3 from B-3 (General Business District) to R-2 (Multi-family Residential District). These lots are located in the San Francisco Javier Neighborhood. These two blocks were inadvertently left out when the rest of the area was rezoned on 1/19/87. The development pattern is residential. As of 2/12/87, there were no protests to the zone change. The Planning & Zoning Commission at their meeting of 2/10/87 unanimously recommended approval.

AN ORDINANCE
AMENDING THE ZONING MAP OF THE CITY
ZONING ORDINANCE OF THE CITY OF
LAREDO BY CHANGING FROM B-3 (GENERAL

BUSINESS DISTRICT) TO R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) THE FOLLOWING DESCRIBED PROPERTY LOCATION: BLK. 06 W.D.; AND BLK. 651 W.D., LOTS 5 6, AND PARTS OF 7, 8, 4 AND 3.

Motion to concur with Planning & Zoning Commission recommendation to approve: Montalvo

Second: Valdez

For: 6 Against: 0 Abstain: 0

(Councilman M. Benavides stepped out momentarily. Councilman Ramirez, Jr. voted in favor due to extraordinary voted required (6))

Ordinance Introduction: Montalvo

(986.1) D. Consideration of an amendment to Section 24-82 (f)(3)(a) of the zoning ordinance regarding off premise signs in B-3, MXD M-1, and M-2 zoning districts. The Planning & Zoning Commission has referred this item to a subcommittee for further study. It is recommended that the public hearing be closed and that no action be taken. When a recommendation is made by the Commission, a public hearing can then be held on the Commission's recommendation.

Motion to close hearing: Juarez

Second: S. Benavides

For: 5 Against: 0 Abstain: 0

(NOTE: City Council intends to have a new hearing at such time as the Planning & Zoning Commission makes a recommendation).

(Without Councilman M. Benavides who was out.)

(1040.1)E. Consideration of an amendment to Section 4-2 of the Subdivision Ordinance (Text) clarifying the prohibition of expanding buildings on unplatted property and that buildings on unplatted property may be reconstructed if the work does not exceed 50% of its present floor area. The present wording does not clearly distinguish between expansion, which is prohibited, and reconstruction within the existing floor area. The Planning & Zoning Commission has not completed their review. It is recommended that the public hearing be recessed to March 9, 1987 and that the Ordinance amendment be introduced at this time.

Motion to close the Public Hearing: Montalvo

Second: Valdez

For: 5 Against: 0 Abstain: 0

(Without Councilman M. Benavides who stepped out momentarily).

(1106.1)F. Consideration of an amendment to Section 4-1 (d) of the Subdivision Ordinance to establish a 30 foot minimum right of way where the City sold land and retained only a 30 foot right of way. The property immediately involved is Ejido Street between Cortez and the Tex-Mex Railroad. The Planning & Zoning Commission has held one of their two hearings. It is recommended that the public hearing be recessed to March 9, 1987 and the ordinance amendment be introduced at this time for final consideration on March 9, 1987, after the Commission submits its recommendation.

Motion to defer until Planning & Zoning makes new recommendation: Juarez

Second: Montalvo

For: 5 Against: 0 Abstain: 0

(Without Councilman M. Benavides who stepped out momentarily).

V. PRESENTATIONS

(345.1) A. Creation of a Committee of citizens to oversee status of paving of streets. (Councilman Jose A. Valdez)

2/23/87

Councilman Valdez requested that this item be addressed at the next meeting.

(354.1) B. Request to instruct staff to prepare a site conceptual plan(s), as per approved allocation, for the Zacate Creek Park Project between Lyon and Clark Streets. (Councilman Enrique "Henry" Trevino)

2/23/87

Motion to approve and that matching funds be explored: Trevino

Second: Ramirez, Jr.

For: 5 Against: 0 Abstain: 0

(425.1) C. Request to hold meetings within Councilmember districts to inform citizenry regarding maquiladora concept. (Councilman Santos Benavides & Jesus Hernandez)

2/23/87

Mr. Jesus Hernandez spoke to issue of maquiladoras. He urged Councilmembers to have meetings in Districts. Matter

was taken under advisement.

(Mayor Aldo Tatangelo assumed CHAIR on his arrival)

(533.1) D. Progress report concerning the assessment of the auto-
2/23/87 mated management information system.

(Dr. Jacinto P. Juarez)

Dr. Juarez read a report on computer system.

Motion to instruct City Manager Townsend to conduct a comprehensive study to determine current and future computer needs with monthly progress reports and that at culmination of the study, preliminary bidding specifications be provided to Councilmembers by May 18, 1987: Juarez

Second: Ramirez, Jr.

For: 6 Against: 0 Abstain: 0

Motion that the City Manager send all department heads to computer class in October, 1987: Juarez

Second: Ramirez, Jr.

For: 6 Against: 0 Abstain: 0

(935.1) E. Request for status report from the City Charter Evaluation
2/23/87 Committee.

(Dr. Jacinto P. Juarez)

Assistant City Manager Florencio Pena presented a report prepared by the Charter Evaluation Commission and presented to City Council by Armando Trevino, Chairman.

Motion to hold a Special Workshop for a time appropriate to the Council: Juarez

Second: Valdez

For: 6 Against: 0 Abstain: 0

(1524.1)F. Presentation by Chamber of Commerce regarding advertising
2/23/87 material for 1987 marketing.

(Dr. Dianne Freeman)

Mr. Miguel Conchas made presentation particularly on the promotional aspect.

Mayor Tatangelo informed Council that Laredo manufactures gold, and should be recognized for it. Councilman Valdez concurs and that Laredo should be called "The Gold Capital of the Border".

Motion to discuss the gold impact and that Chamber of

Commerce prepare Resolution to be incorporated into their advertising contract: Valdez

Second: Cortez

For: 6 Against: 0 Abstain: 0

VI. COMMITTEE REPORTS

(2414.1) Recommendation by the Transportation and Traffic Safety Advisory Committee that a feasibility study be conducted for providing bus service to Rio Bravo Subdivision.

Councilman Ramirez, Jr. suggested that this item be taken under advisement by unanimous consent.

Motion to address Item VII (Reports) at this time: Valdez

Second: Montalvo

For: 6 Against: 0 Abstain: 0

VII. REPORTS. It is recommended that:

(1217.1)A. Speed Limits be increased to 35 miles per hour on Santa Maria Road from 150' north of Calton Road to the northern end of Santa Maria at the Mines Road and along the Mines Rd. to 200' north of the Union Pacific System's main line and to 45 miles per hour from the northern limit of the proposed 35 mph zone north to the City Limits. The Planning & Traffic staffs have completed a radar speed study check at 9 locations, according to State Highway Department's criteria. The Police Department concurs with this recommendation. The Transportation Advisory Committee recommends approval.

Motion to approve: Valdez

Second: S. Benavides

For: 6 Against: 0 Abstain: 0

(2530.1)

2/23/87 Ordinance Introduction: All Councilmembers

(1229.1)B. Contract be awarded to Pinkerton's Inc., San Antonio, the low bidder meeting specifications, for \$90,578.40 to provide security guard service for the Bridge System. The Pinkerton Co. will use local personnel and open a local field office to coordinate activities.

The price quoted by the Pinkerton Co. is one percent less than the present contract. The contract is for one year and provides for termination without cause by either party with 60 day written notice. Two bids were received:

Pinkerton's Inc.	Walker Security
San Antonio, Tx.	Laredo, Tx.
\$ 5.17/per hour	\$ 5.20/per hour

\$ 90,578.40

\$ 91,104.00

Discussion followed regarding preference to keep contract in Laredo.

Motion to table item to next meeting (March 9, 1987) to (1) clarify whether City Council may award bid to 2nd bidder (2) quality of service, (3) qualification as to professional service, (4) minimum wages and benefits of personnel working for a City contract: Valdez

Second: M. Benavides, Jr.

For: 7 Against: 0 Abstain: 0

(Mayor Pro-Tem Cortez returned at this time).

(1632.1)C. Report regarding street lights in Sierra Vista and South View Addition. (Councilman Santos Benavides)

2/23/87 Item deferred to the next meeting.

(2510.1) City Manager Townsend indicated that the request was taken care of prior to the meeting.
2/23/87

- (1646.1)D. Testing services be obtained for the following projects:
- (a) Plum Street Park from Gulf Coast Testing Laboratory, Inc., Corpus Christi, for not to exceed \$1,900. Two 15' deep borings will be provided.
 - (b) Los Dos Laredos Riverfront Project from John W. Dougherty and Associates, Inc., San Antonio, for not to exceed \$2,500. The work will include 10 borings to about 10 feet and recommendations for pavement design.
 - (c) Import Lot Expansion from John W. Dougherty and Associates for not to exceed \$4,500. The work will include 15 test borings to about 10 feet and pavement design recommendations.

Motion to approve: Montalvo

Second: Valdez

For: 7 Against: 0 Abstain: 0

(2530.1)E. Tax refunds be authorized to the following taxpayers to return double payments:
2/23/87

- (1) Lomas and Nettleton Co. c/o Ticor Realty Tax Service, Dallas, 8 accounts for a total of \$1,893.63
- (2) Lomas and Nettleton Co., Dallas, 4 accounts for a total of \$647.87
- (3) Cameron Brown Company, Raleigh, North Carolina - 3

accounts for a total of \$755.68

(4) United Artists Communications, San Francisco, one parcel \$521.96 State law requires City Council approval of refunds over \$500.

Motion to approve: Ramirez, Jr.

Second: M. Benavides

For: 5

Against: 0

Abstain: 0

(Councilman Cortez stepped out momentarily)

(2589.1)F. Bids be received on March 5, 1987, for annual supply contracts for janitorial services for all City departments. The estimated cost is approximately \$25,000 per year. The contracts will be awarded by sections to the lowest bidders. Following is a list of sections and items described in bid:

SECTION	DESCRIPTION
1	Brooms
2	Brushes
3	Squeegees
4	Cleaners & Polish
5	Scouring Pads
6	Disinfectants
7	Deodorants
8	Dust Pans
9	Cleaning Cloths
10	Gloves
11	Mops
12	Waste Receptacles
13	Trigger Sprayers
14	Sweeping Compounds
15	Trash Liners
16	Insecticide Spray
17	Buffer Pads
18	Toilet Tissue
19	Paper Towels
20	Facial Tissue
21	Paper Cups

Motion to approve: Trevino

Second: M. Benavides

For: 6

Against: 0

Abstain: 0

(2600.1)G. A public hearing inquiry be held on March 9, 1987 to clarify and establish sewer tap fees. The existing \$375 sewer tap fee inside the City and \$562.50 outside the City have been in effect since 1983 by action of the Water and Sewer Board. The ordinances which authorize these fees have not been up-

dated since 1960 to adopt Board approved fees. In those subdivisions where taps are already in place, a \$25 fee is proposed to offset City costs to find the tap if the applicant cannot locate it. If the City is asked to help find the tap, the \$25 fee would be in effect whether or not the tap is found.

Motion to approve: Valdez

Second: M. Benavides

For: 6 Against: 0 Abstain: 0

(1689.1)H. The lease to the General Services Administration for certain areas being used by Customs at Bridge #1 be extended for 3 years unless the City replaces the structures at an earlier date. The rent is \$1,022.67 per month. The space involves a 160 square foot building and dock, a 691 square foot frame building, and joint use of the 50,461 square foot area known as the Export Lot. The lease will be renegotiated if improvements are constructed.

Motion to approve: Juarez

Second: Montalvo

For: 7 Against: 0 Abstain: 0

(3031.1)I. Discussion of property tax collections and delinquent hotel occupancy tax accounts.
2/23/87

Mr. Alfredo Castillo, Tax Assessor Collector, presented a report. Mr. Ricardo de Anda have collected \$1.3 in delinquent taxes and appears to be on scheduled projections. Statute of Limitation applies to Real Property which is a 20 year statute, and Personal Property is a 4 year statute.

Motion to proceed and file suit: Cortez

Second: Valdez

For: 6 Against: 0 Abstain: 0

(1697.1)J. Change Order #4 for \$2,251 be approved with Leyendecker Construction, Inc. for the Jarvis Plaza Transit Project to install an air conditioning/heating unit, plaster ceiling and clear plate glass window for the information booth. Installation of a plate glass window will increase security for transit employees providing money exchange and will protect against extreme weather conditions. Originally the booth was designed to be open air. Approval of this change will extend the contract time 7 days. The new contract sum including this change order is \$402,591.

Motion to approve: Montalvo

Second: Valdez

For: 7 Against: 0 Abstain: 0

(2176.1)K. Approval of bid specifications and authorization to advertise for the public sale of surplus airport property consisting of a 3.0988 tract of land with a gymnasium, tennis courts, basketball courts and paved parking lot.

Motion to approve: Juarez

Second: S. Benavides

For: 7 Against: 0 Abstain: 0

(1703.1)L. A change order for \$19,350 be approved for the contract with Pete Gallegos Paving, Inc. for sanitary sewer system rehabilitation to add plugging 470 manhole covers and to replace 50 broken manholes. The original contract provided for plugging 623 manholes and replacing 8 manhole covers. Field observations now indicate the additional work is needed.

Motion to approve: Montalvo

Second: Juarez

For: 7 Against: 0 Abstain: 0

(1745.1) Motion to reconsider item: Cortez

Second: Montalvo

For: 7 Against: 0 Abstain: 0

No objection from City Council to Withdraw item.

(1817.2) Motion to reconsider item: Valdez

2/23/87 Second: Ramirez, Jr.

For: 6 Against: 0 Abstain: 0

Motion to approve: Valdez

Second: Ramirez, Jr.

For: 6 Against: 0 Abstain: 0

(1441.2)M. Report regarding the Mayor's request for the status of the City's street assessment paving program. As of February 12, 1987 the following number of blocks are paved, under construction, or under design since the beginning of the assessment program:

No. of Blocks -

Paved	Under Construction	Under Design
315	57	256

2/23/87 Councilman Trevino requested a report with total collections and delinquent by the next meeting

(1711.1)N. Consideration of plans and specifications, project timetable and draft contracts with Webb County and Stop Child Abuse and Neglect (SCAN). The project consists of a 3,600 square foot, brick veneer building to be used for emergency shelter for children. The building will be located at 2713 La Pita Mangana Rd. in Las Palmas Subdivision.

Deferred to the next meeting.

2/23/87 Motion to defer item to the next meeting: Ramirez, Jr.
Second: M. Benavides
For: 6 Against: 0 Abstain: 0

(2303.1)O. Executive Session be held to discuss pending litigation.

Motion to go into Executive Session: Montalvo
Second: Valdez
For: 4 Against: Trevino, Juarez & Abstain: 0
S. Benavides

Councilman Ramirez, Jr. announced that no action was taken.

(1741.2)P. Authorizing the Fire Department to bid not more than \$15,000.00 on a used fire pumper.
2/23/87 Thirty surplus trucks are being auctioned by the City of Houston. Most units are 1966 to 1972 models.

Motion to approve: M. Benavides
Second: Ramirez, Jr.
For: 6 Against: 0 Abstain: 0

VIII. FINAL READING ORDINANCE(S)

(1538.2)Motion to waive reading of Ordinances: Ramirez, Jr.
2/23/87 Second: Valdez
For: 6 Against: 0 Abstain: 0

(1564.2)A. AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH DOUGLAS TAYLOR, SOLE PROPRIETOR, FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 4,533 SQUARE FEET CONSTITUTING BUILDING #144 INCLUDING THE TWO 5,000 GALLON UNDERGROUND FUEL TANKS LOCATED AT 404 FLIGHTLINE AT THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO.

THE LEASE IS FOR ONE YEAR ENDING ON DECEMBER 6, 1987 AND MAY BE EXTENDED FOR ONE YEAR UNTIL DECEMBER 6, 1988. INITIAL MONTHLY RENTAL IS \$530.00 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX.
ORDINANCE NO. 87-0-29

INTRODUCED BY CM. JACINTO P. JUAREZ

Motion to approve: Ramirez, Jr.

Second: Valdez

For: 6 Against: 0 Abstain: 0

- B. AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH AUTOPHONE OF LAREDO, INC., FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 5,595 SQUARE FEET CONSTITUTING BUILDING #962 LOCATED AT 716 PAPPAS STREET AT THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO.

INITIAL TERM IS FIVE YEARS TO SEPTEMBER 30, 1990, WITH 2-5 YEAR RENEWAL OPTIONS ENDING ON SEPTEMBER 30, 2000. MONTHLY RENTAL IS \$975.00. THE LEASE CONTAINS A RENT ABATEMENT CLAUSE TO OFFSET COST OF IMPROVEMENTS BY TENANTS. MONTHLY RENTAL IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX.

ORDINANCE NO. 87 0 30

INTRODUCED BY CM. JACINTO P. JUAREZ.

Motion to approve: Ramirez, Jr.

Second: Valdez

For: 6 Against: 0 Abstain: 0

- C. CLOSING AS PUBLIC EASEMENTS THOSE SECTIONS OF:
 1. GRANT STREET BETWEEN THE RIO GRANDE RIVER AND FT. McINTOSH
 2. ZARAGOZA STREET BETWEEN THE RIO GRANDE RIVER AND SAN MARCOS AVE. EXCLUDING THE EAST 138.89'
 3. WATER STREET BETWEEN RIO GRANDE RIVER AND MOWRY AVE
 4. VENTURA STREET BETWEEN RIO GRANDE RIVER AND MOWRY AVE
 5. PIEDREGAL STREET BETWEEN RIO GRANDE RIVER AND MOWRY AVE
 6. SOLEDAD STREET BETWEEN RIO GRANDE RIVER AND MOWRY AVE
 7. SAN ANTONIO STREET BETWEEN RIO GRANDE RIVER AND WILHELM AVE
 8. COLUMBUS STREET BETWEEN RIO GRANDE RIVER AND HEADEN AVE
 9. SAN PATRICIO AVENUE BETWEEN GRANT STREET & RIO GRANDE RIVER
 10. MORALES AVENUE BETWEEN FT. McINTOSH WALL & RIO GRANDE RIVER
 11. SAN MARCOS AVE. BETWEEN ZARAGOZA STREET & RIO GRANDE RIVER
 12. MOWRY AVENUE BETWEEN WATER STREET AND RIO GRANDE RIVER
 13. GILBERT AVENUE BETWEEN SOLEDAD STREET AND RIO GRANDE RIVER
 14. ATLEE AVENUE BETWEEN SOLEDAD STREET AND RIO GRANDE RIVER
 15. WILHELM AVENUE BETWEEN SAN ANTONIO STREET & RIO GRANDE RIVER IN THE WESTERN DIVISION, CITY OF LAREDO, WEBB COUNTY, TEXAS.

ORDINANCE NO. 87-0-31

INTRODUCED BY COUNCILMEN JOSE A. VALDEZ, DAVID R. CORTEZ, AND SANTOS BENAVIDES.

Motion to approve: Ramirez, Jr.

Second: Valdez

For: 6

Against: 0

Abstain: 0

- D. CLOSING AS PUBLIC EASEMENT THAT SECTION OF MILMO AVENUE BETWEEN LOOP 20 AND BLAINE STREET IN THE EASTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS.

ORDINANCE NO. 87-0-32

INTRODUCED BY COUNCILMEN JOSE A. VALDEZ, DAVID R. CORTEZ, AND SANTOS BENAVIDES.

Motion to approve: Ramirez, Jr.

Second: Valdez

For: 6

Against: 0

Abstain: 0

- E. AMENDING ORDINANCE NO. 86-0-205, WHICH AMENDED SECTION 24-82 (f)(3)(c) OF SECTION 24-82 (SIGNS AND OUTDOOR ADVERTISING) OF CHAPTER 24 (ZONING) OF THE CODE OF ORDINANCES TO CORRECT LANGUAGE INCORRECTLY STATED UNDER SECTION 24-82 (f)(3)(c)(2) AND HEREIN CORRECTED; AND TO CORRECT LANGUAGE INADVERTENTLY DELETED UNDER SECTION 24-82 (f)(3)(c)(3) AND HEREIN RESTORED; PROVIDING FOR PUBLICATION; AND PROVIDING FOR EFFECTIVE DATE.

ORDINANCE NO. 87-0-33

INTRODUCED BY ALL COUNCILMEMBERS.

Motion to approve: Ramirez, Jr.

Second: Valdez

For: 6

Against: 0

Abstain: 0

- F. AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE CITY OF LAREDO BY CHANGING FROM R-2 (MULTI-FAMILY DISTRICT) TO R-3 (MIXED RESIDENTIAL DISTRICT) THE FOLLOWING DESCRIBED PROPERTY LOCATION: LOT 1, BLK. 1722, E.D.

ORDINANCE NO. 87-0-34

INTRODUCED BY CM. JOSE A. VALDEZ

Motion to approve: Ramirez, Jr.

Second: Valdez

For: 6

Against: 0

Abstain: 0

IX. INTRODUCTORY ORDINANCE(S)

- A. THE CITY CODE BE AMENDED TO CLEARLY STATE THE AUTHORITY OF THE DIRECTOR OF THE WATER SYSTEM OR THE CITY MANAGER TO CORRECT BILLING OR METER READING ERRORS RESULTING IN REFUNDS. THIS AMENDMENT WILL SPECIFY THAT NO ONE CAN CHANGE A RATE OR BILL BUT THAT THE DIRECTOR OF THE WATER DEPARTMENT OR THE CITY MANAGER CAN CORRECT MISTAKES OF

METER READING OR BILLING IF THE FACTS ARE THAT A MISTAKE WAS MADE, BUT ANY REFUND RESULTING FROM A CORRECTION BE FOR NOT MORE THAN 36 MONTHS.

Motion to amend "City Manager to delegate": Valdez

Second: Ramirez, Jr.

For: 6

Against: 0

Abstain: 0

AN ORDINANCE

ADDING NEW SECTION 31-140 (CHANGES OR ADJUSTMENTS) TO CHAPTER 31 (UTILITIES) OF THE CODE OF ORDINANCES TO PROVIDE THAT ANY CHANGES OR ADJUSTMENTS TO RATES AND CHARGES ARE PROHIBITED UNLESS APPROVED BY CITY COUNCIL, EXCEPT TO CORRECT ADMINISTRATIVE ERROR.

Ordinance Introduction: All Councilmembers

- B. NEW LEASE. A ONE-YEAR LEASE BE APPROVED WITH A MONTHLY RENTAL OF \$288.25 TO JANUARY 31, 1988 AND ONE-YEAR RENEWAL OPTION WITH JORGE J. GARCIA, D/B/A/ J.J.'S LAWN-MOVER SERVICE FOR THE APPROXIMATE 2,306 SQ. FT. CONS-TITUTING PART OF BLDG. #1101 (SOUTH) LOCATED AT 4218 N. URBahn. PREVIOUS TENANT WAS LAREDO SANITARY SUPPLIES PAYING A MONTHLY RENTAL RATE OF \$288.25. PERIOD OF VACANCY IS FOUR MONTHS. THE AIRPORT ADVISORY BOARD SQ RECOMMENDS.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH JORGE J. GARCIA, SOLE PROPRIETOR, d/b/a/ J. J.'S LAWNMOWER SERVICE, FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 2,306 SQ. FT. CONSTITUTING PART OF BLDG. #1101 (SOUTH) LOCATED AT 4218 N. URBahn AT THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO. LEASE TERM IS FOR ONE YEAR ENDING ON JANUARY 31, 1988, AND MAY BE EXTENDED FOR ONE YEAR ENDING ON JANUARY 31, 1989. INITIAL MONTHLY RENTAL IS \$288.25 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX.

Ordinance Introduction: Juarez

- C. NEW LEASE. A ONE YEAR LEASE BE APPROVED WITH A MONTHLY RENTAL OF \$600.00 TO JANUARY 31, 1988, AND A ONE-YEAR

RENEWAL OPTION WITH INFORCRED, INC. FOR THE APPROXIMATE 6,100 SQ. FT. CONSTITUTING PART OF BLDG. #1324 (SOUTH) LOCATED AT 217 MAHER AVE. PREVIOUS TENANT WAS L.I.S.D. PAYING A MONTHLY RENTAL RATE OF \$600.00. PERIOD OF VACANCY IS EIGHT MONTHS. THE AIRPORT ADVISORY BOARD SO RECOMMENDS.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH INFORCRED, INC. FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 6,100 SQ. FT. CONSTITUTING PART OF BLDG.#1324 (SOUTH) LOCATED AT 217 MAHER AVE. AT THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO. LEASE TERM IS FOR ONE YEAR ENDING ON JANUARY 31, 1988, AND MAY BE EXTENED FOR ONE YEAR OPTION ENDING ON JANUARY 31, 1989. INITIAL MONTHLY RENTAL IS \$600.00 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX.

Ordinance Introduction: Juarez

- D. NEW LEASE. A ONE YEAR LEASE BE APPROVED WITH A MONTHLY RENTAL OF \$357.75 TO DECEMBER 31, 1987, WITH NO OPTIONS WITH REED TOOL COMPANY FOR THE APPROXIMATE 1,000 SQ. FT., CONSTITUTING BLDG. #1378, LOCATED AT 4003 N. JARVIS. PREVIOUS TENANT WAS REED TOOL COMPANY. THE AIRPORT ADVISORY BOARD SO RECOMMENDS.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH REED TOOL COMPANY, INC. FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 1,000 SQ. FT. OF BLDG. #1378 LOCATED AT 4003 N. JARVIS AT THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO. LEASE TERM IS FOR ONE YEAR ENDING ON DECEMBER 31, 1987 WITH NO OPTIONS. INITIAL MONTHLY RENTAL IS \$357.75. HOWEVER, LEASE MAY BE TERMINATED BY EITHER PARTY ON NOT LESS THAN 60 DAYS WRITTEN NOTICE FROM THE PARTY TERMINATING TO THE OTHER.

Ordinance Introduction: Juarez

- (1642.2)E. NEW LEASE. A 20-YR. LEASE BE APPROVED WITH FOUR FIVE-YEAR RENEWAL OPTIONS WITH A CORPORATION FOR THE APPROX-

2/23/87

IMATE 43,560 SQUARE FEET OF LAND LOCATED AT 1820 SAN PEDRO AT THE AIRPORT INDUSTRIAL PARK, FOREIGN TRADE ZONE SITE I. MONTHLY RENTAL WILL BE \$290.40 (\$.08 PER SQ. FT. PER YR.) EFFECTIVE THE FIRST DAY OF THE FOURTH MONTH AFTER EXECUTION OF LEASE. ANNUAL CPI NOT TO EXCEED 5% WILL APPLY. LESSEE WILL CONSTRUCT A 10,000 SQUARE FOOT BUILDING WHICH WILL BE USED FOR A COMMERCIAL WAREHOUSE DISTRIBUTION CENTER. THE AIRPORT ADVISORY BOARD WILL CONSIDER THIS REQUEST PRIOR TO THE MARCH 9, 1987 CITY COUNCIL MEETING AND WILL PROVIDE THEIR RECOMMENDATION INCLUDING PROPOSED TENANTS AT THAT TIME.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT FOR AND ON BEHALF OF THE CITY OF LAREDO FOR A CERTAIN TRACT OF LAND CONTAINING APPROXIMATELY 43,560 SQUARE FEET AT 1820 SAN PEDRO AT LAREDO INTERNATIONAL AIRPORT.

LEASE TERM IS FOR TWENTY YEARS ENDING ON MARCH 1, 2007, WITH FOUR FIVE-YEAR RENEWAL OPTIONS ENDING ON MARCH 1, 2027. INITIAL MONTHLY RENTAL IS \$290.40 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX AND NOT TO EXCEED 5%.

Ordinance Introduction: Juarez

X. RESOLUTION(S)

A. Resolution be approved to be submitted to the Congress of the United States and to the Secretary of Transportation requesting release of any and all terms, conditions, reservations, and restrictions contained in the deed of conveyance dated February 21, 1975 under which the United States conveyed certain property to the City of Laredo for Airport purposes.

(1740.1) 2/17/87

87-R-05

Motion to approve: Juarez

Second: S. Benavides

For: 7

Against: 0

Abstain: 0

B. Authorizing the filing of an application with the Economic Development Administration, U. S. Dept. of Commerce for a grant to financially assist in the construction of the Los Dos Laredos Riverfront Development Project.

(1821.1) 2/17/87

On June 9, 1986, a pre-application to develop the Los Dos Laredos Riverfront Development Project was submitted to the Economic Development Administration and EDA has now requested that a final and full application be submitted by the City.

The project includes construction of benches, landscaping, general picnic area, parking and a stairway to Bridge I. Improvements will be located west of Bridge I to Sta. Cleotilde
Total project cost \$815,000. Proposed funding:

Texas Parks & Wildlife	\$600,000
Bridge Revenue Bonds	215,000
Total	\$815,000

87-R-08

Motion to approve: Trevino

Second: S. Benavides

For: 7 Against: 0 Abstain: 0

C. Urging Senator Judith Zaffirini and State Representative Henry
(1852.1) Cuellar to vote against S.B. 23 and H.B. 149 which propose to prohibit firefighters from working more than 52 hours in any average work week.

87-R-07

(1875.2) Motion to approve: Cortez

2/23/87 Second: S. Benavides

For: 5 Against: Trevino & Montalvo Abstain: 0

Motion to reconsider item: Trevino

Second: M. Benavides

For: 7 Against: 0 Abstain: 0

ITEM WAS TABLED.

(1875.2) Motion to place item on table: Ramirez, Jr.

2/23/87 Second: M. Benavides

For: 6 Against: 0 Abstain: 0

Motion to open for discussion: M. Benavides

Second: Ramirez, Jr.

For: 6 Against: 0 Abstain: 0

Councilman Ramirez, Jr. indicated this item was TABLED until conference was held with firefighters. Mr. Tomas Ramirez indicated that State firefighters support bill. Firefighters are now obligated to work 56 hours per week. City Manager Marvin Townsend explained that if bill passed, it would supercede the Collective Bargaining Agreement.

Motion to approve Resolution: Ramirez, Jr.

Second: Cortez

For: 4 Against: Valdez & Trevino Abstain: 0

D. Acknowledging the interest Senator Lloyd Bentsen has expressed (1883.1) in U.S.-Mexico border problems and affirming the City of Laredo's opposition to any reduction in U.S. Customs personnel in the 1987-88 Federal Budget.
 (Cm. Enrique "Henry" Trevino)
 87-R-06

Motion to approve and that Resolution be sent to members of the Senate's Finance Committee: Trevino
 Second: S. Benavides
 For: 7 Against: 0 Abstain: 0

XI. APPOINTMENT(S)

Appointments to Boards and Committees

(2218.1) 1. Transportation and Traffic Safety Advisory Committee-
 2/17/87 One appointment needed to be nominated by Councilmember Margarito Benavides, Jr.

Councilman M. Benavides, Jr. appointed Mr. Jesus Garza.

2/17/87 2. Airport Advisory Board -
 Appointment of Jorge Adrian Vergara by Cm. John Peter Montalvo.

Councilman Margarito Benavides, Jr. appointed Mr. Larry McGrath to the Cable Commission.

Motion to approve: Montalvo
 Second: Valdez
 For: 7 Against: 0 Abstain: 0

XII. ADJOURNMENT

2/17/87 Motion to recess meeting to Monday, February 23, 1987 at 6:00 P.M.: S. Benavides
 Second: Cortez
 For: 7 Against: 0 Abstain: 0

2/17/87 Meeting Recessed at 7:30 P.M.

CITY OF LAREDO
 AUDIT COMMITTEE MEETING
 FEBRUARY 23, 1987

FOLLOWING THE RECESSED CITY COUNCIL MEETING OF FEBRUARY 23, 1987 CITY COUNCIL MET AS THE COMMITTEE OF THE WHOLE TO DISCUSS THE STATUS OF THE 1985-86 AUDIT.

(3045.2) Motion to suspend the rules and that report of the Audit Committee 2/23/87 be heard by City Council: Ramirez, Jr.

Second: Valdez

For: 6

Against: 0

Abstain: 0

Mr. Clayton Baum elaborated on timetable which would be the same as the previous year.

A review copy would be presented in three weeks.

Saul N. Ramirez, Jr., Chairman, will put item on City Council agenda after Committee meets again (after review is presented by auditors).

CITY OF LAREDO
SPECIAL CITY COUNCIL MEETING
CITY OFFICES CONFERENCE ROOM
CORNER OF FLORES AND LINCOLN ST.
FEBRUARY 18, 1987
6:30 P.M.

ABOVE MEETING ORIGINALLY POSTED FOR FEBRUARY 18, 1987 AND WHICH WAS CANCELLED WAS AGAIN POSTED FOR FEBRUARY 23, 1987 AND WAS ADDRESSED BY CITY COUNCIL ON FEBRUARY 23, 1987.

Mr. Dennis Nixon, Board member of the Laredo Development Corporation as well as a participant lender to the Corporation, explained of present Mercado situation and its effect on the bank. He further stated interest in keeping facility and giving life to downtown area and requested "up-front" commitment from the City. Mr. Nixon also stated that another problem that the Chamber of Commerce went through major changes in management, and in that process the Mercado project was not a Chamber of Commerce project but instead was an independent non-profit corporation which seemed separate from the Chamber. The net result was that the funding through advertising and promotion did not occur, those monies never materialized.

Mayor Tatangelo indicated that the project was good and should go on. If it dies the downtown sector dies.

Mr. Larry Norton, President of the Laredo Development Corporation, presented a report and stated that they have managed the project as well as can be expected.

He further stated that lack of bathrooms is a detriment in rent-

ing the upstairs level. Mayor Tatangelo asked how much money was needed for next year and what were this year's prospects. Mr. Dennis Nixon does not know how many, but feels there is brighter outlook. Mr. Nixon also requests the City to invest approximately \$10,000 monthly to the Mercado Project. Approximately \$119,000 is needed to continue to next year.

Mr. Bruce Baber stated that beer and wine is needed to cater to tourists. Ms. Ginger Richter, Zandajo, indicated business improved in the last two weeks.

City Manager Townsend stated that insurance not included in lease (City's liability) but Council may include at will with an amendment.

Councilman Margarito Benavides, Jr. stated that he does not support the Mercado Project because of comments addressed to Council at beginning of project.

Jack Avigael, Board Director of the Corporation, feels that mistakes were made in beginning and feels they have learned and feels they did not obtain sufficient support from Chamber of Commerce (\$34,000 have been contributed into the project by the Chamber of Commerce and \$54,000 was originally promised).

Lester Avigael, Board member of the Laredo Improvement Corporation, disagrees with City Council that management is a problem.

Fermin De La Garza, Board member talked about plumbing, signs, promises, and much "red tape".

Carlos Villarreal spoke of extensive lobbying with federals to garner two grants for this project which could have gone to other projects, therefore, feels the City has made sincere effort to be supportive.

Dr. Dianne Freeman, Board of Directors and Executive Vice-President of the Chamber of Commerce, takes exception to comments that Chamber has not been supportive. She further indicated that \$33,000 had been invested by the Chamber to the Mercado project.

Motion that the Mayor, 2 Councilmembers, and 3 Board members form a committee to address the problems parking included, and that a Trade Show be attracted: Trevino

Second: Ramirez, Jr.

For: 6

Against: 0

Abstain: 0

Motion to adjourn: M. Benavides, Jr.

Second: Trevino

For: 6

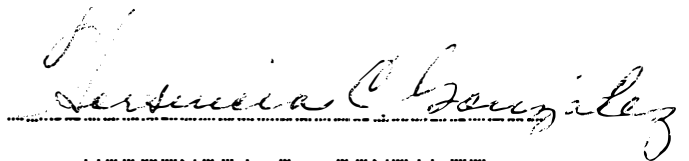
Against: 0

Abstain: 0

Adjournment was at 11:30 P.M.

I HEREBY CERTIFY THAT ABOVE MINUTES CONTAINED IN PAGES 01 TO 23 ARE TRUE, COMPLETE, AND CORRECT PROCEEDINGS OF THE REGULAR AND SPECIAL CITY COUNCIL MEETINGS HELD ON THE 17TH AND 23RD DAY OF FEBRUARY, 1987. THE ORIGINAL COPY IS ON FILE IN THE CITY SECRETARY'S OFFICE.

WITNESS MY HAND AND THE CORPORATE SEAL OF THE CITY OF LAREDO, TEXAS on this the 20th day of February, 1987.



HORTENCIA C. GONZALEZ
CITY SECRETARY

PREPARED BY: Gloria M. Garza

PASSED AND APPROVED BY CITY COUNCIL ON:

CORRECTIONS: